

BK 0385 PG 0561

STATE MS. - DESOTO CO.
FILED

JAN 11 4 24 PM '01

GRANTOR

KENNETH L. PORTER AND
G. WAYNE TINER

2291 Pine Tree Loop
Hernando, MS 38632
WO 2-429-9864

and 5250 Windy Ridge Dr.
Nashot, MS 38631
349-4475

TO:

BK 385 561
W. L. K.

KENNETH L. PORTER

2291 Pine Tree Loop
Hernando, MS 38632
WO 2-429-9864

GRANTEE

NIA

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Kenneth Porter and G. Wayne Tiner, do hereby sell, convey and quitclaim unto Kenneth Porter the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Lot 61 in Section 18, Township 3, Range 7 in the City of Hernando, Mississippi, less the southeast corner of Lot 61 described as follows: beginning at the southeast corner of Lot 61 thence west 25 feet on the south line of the right-of-way of the Illinois Central Railroad; thence southeastward along the west line of said right-of-way to the northwest corner of lot 61, thence South to the point of beginning.

Also part of Lot 60 in Section 18, Township 3, Range 7, described as 25 feet in width on the east side of said Lot 60, which strip runs north and south across the whole of said lot 60 and being the same land conveyed to the Grantor by Deed in book 31, Page 452 in the office of the Chancery Clerk of said County.

Reference is made to the official map of the City of Hernando on file in the office of the Chancery Clerk of said county for a more particular description of said lot.

AND:

Beginning at a point in the North line of Locust Street, now Valley Street, where said street intersects the West line of the right-of-way of the Illinois Central Railroad, running thence West with the North line of Locust Street one hundred feet to a stake; thence northwardly one hundred and twelve feet, more or less, to an iron pin in the West line of the said Illinois Central Railroad Company's right-of-way, one hundred and fifty five feet, more or less, to the point of beginning, being a part of that lot Sixty-One as shown on the town map of Hernando, Mississippi, and being situated and lying in Section 18, Township 3, Range 7 West, and being the same property as conveyed by W.S. Bailey and others to Hernando Power Company by deed dated the 30th day of January, 1917, and recorded in Book 18, page 502, and further described in deed to J.F. Conger in

deed book 26, page 422 of April 5th, 1938, records of land deeds of Desoto County, Mississippi, and known as the Old Power and Light lot in the town of Hernando, Mississippi.

AND:

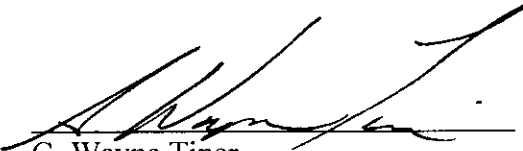
25 feet off of lot 61 in the City of Hernando, in Section 18, Township 3, Range 7, described by metes and bounds as follows: Beginning at a point 100 feet west of the southeast corner of lot 61 as shown by the official map of the Town of Hernando, on file in the office of the Chancery Clerk of said county; thence west 25 feet to a stake; thence north to the west line of the Illinois Central railroad right-of-way; thence in a southeasterly direction with the said right-of-way to the northeast line of the lot owned by the grantees, thence south along the west line of the lot owned by the grantee to the point of beginning.

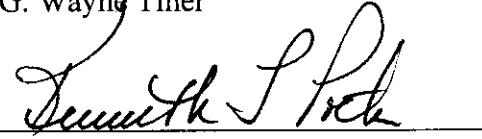
The above described lot is bounded on the south by East Valley Street, on the north by the right-of-way of Illinois Central Railroad and on the east side and west side by lands owned by the grantees. The above described land was partited to Albert Brewer by deed recorded in book 36 page 254, and was devised by his will in book 9, page 25, to the prior owners.

This deed is subject to rights-of-way and easements for public roads and public utilities and subdivision and zoning regulations in effect in Desoto County, Mississippi, and further subject to all applicable building restrictions, restrictive covenants and easements of record.

Grantee shall be responsible for the 2000 taxes and possession is to be given upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 29th day of December, 2000.


G. Wayne Tiner


Kenneth L. Porter

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above mentioned, appeared G. Wayne Tiner and Kenneth L. Porter, who being by me first duly sworn deposes and states on his oath that he signed and delivered the above and foregoing Quitclaim Deed as his free and voluntary act and for the purposes therein expressed.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 29th day of
December, 2000.


Dixie B. Price
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 11, 2002
~~BONDED THRU STEGALL NOTARY SERVICE~~

Prepared by:

Gerald W. Chatham, Sr.
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662/429-9871